



17

Planning Commission Public Hearing

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: KEITH NEWMAN, PLANNER II *KN*
(480) 503-6812, KEITH.NEWMAN@GILBERTAZ.GOV

THROUGH: ASHLEE MACDONALD, AICP, PRINCIPAL PLANNER *AM*
(480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

MEETING DATE: AUGUST 5, 2020

SUBJECT: Z20-04 THE CARSON: REQUEST TO AMEND ORDINANCE NO. 2756 TO AMEND THE DEVELOPMENT PLAN AND CONDITIONS OF APPROVAL WITHIN THE CARSON PLANNED AREA DEVELOPMENT (PAD) OVERLAY ZONING DISTRICT FOR APPROX. 2.85 ACRES OF MULTI-FAMILY/MEDIUM (MF/M) ZONING DISTRICT GENERALLY LOCATED SOUTH OF THE SOUTHWEST CORNER OF GILBERT RD. AND CIVIC CENTER DR.

STRATEGIC INITIATIVE: Exceptional Built Environment

To allow an urban multi-family development integrated into the mixed-use area near the Gilbert Town Square commercial development.

RECOMMENDED MOTION

For the reasons set forth in the staff report, move to recommend approval to the Town Council for Z20-04, as requested, subject to the conditions listed in the staff report.

APPLICANT/OWNER

Company: Pew & Lake, PLC.

Name: Sean Lake

Address: 1744 S. Val Vista Dr., Ste 217
Mesa, AZ 85204

Phone: 480-461-4670

Name: Gilbert 2020 LLC.

Address: PO Box 12760
Scottsdale, AZ 85267
480-542-1221

Email: sean.lake@pewandlake.com

BACKGROUND/DISCUSSION

Date	Description
<i>April 7, 2020</i>	Town Council approved Ordinance No. 2755 for Case A19-07 annexing an approx. 2.85 acre property.
<i>April 7, 2020</i>	Town Council adopted Resolution No. 4130 amending the General Plan for the subject site from Shopping Center (SC) to Residential >14-25 DU/Acre land use classification for approx. 2.85 acres of property generally located south of the southwest corner of Gilbert Rd. and Civic Center Dr.
<i>April 7, 2020</i>	Town Council approved Z19-20, adopting Ordinance No. 2756, rezoning the 2.85 acre subject site from Maricopa County Rural-43 (RU-43) to Town of Gilbert Multi-Family/Medium (MF/M) zoning district with a Planned Area Development (PAD) overlay.

Overview

The applicant is requesting to amend Ordinance No 2756 to amend The Carson PAD on an approx. 2.85 acre site that is generally located south of the southwest corner of Gilbert Road and Civic Center Dr. The original PAD zoning of Multi-Family /Medium (MF/M) with a Planned Area Development (PAD) overlay, to construct 40-unit Townhome development was previously approved by Town Council on April 7, 2020.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Shopping Center (SC)	Shopping Center (SC)	Gilbert Town Square Commercial
South	Residential>3.5-5 DU/Acre	Single Family Residential (SF-6)	Dave Brown Millett Ranch Subdivision
East	Public Facility/Institutional (PF/I)	Public Facility/Institutional (PF/I)	Town of Gilbert Public Safety Complex
West	Shopping Center (SC)	Shopping Center (SC)	Gilbert Town Square Commercial
Site	Residential >14-25 DU/Acre	Multi-Family/Medium (MF/M)	Existing Residential

PAD Amendment Request

The Carson development was previously approved for PAD Zoning by the Town Council per Ordinance No. 2756 on April 7, 2020 for a 40-unit townhome development which included deviations along the southern property boundary to reduce building and landscape setbacks from 30' and 20' to 12' and eliminate the required separation wall in exchange for additional landscaping to be planted in the 18' SRP owned parcel. The proposed landscaping

predominantly included trees to further screen the proposed development from the neighbors to the south.

After the approval of the annexation, General Plan amendment, rezone, and acquisition of the property, the new property owner (developer) was notified by SRP that piping and landscaping over the ditch and within the 18' parcel was not possible, due to a historic designation that was placed on the ditch in 2001. This designation was unknown to the property owner at the time of purchase and did not appear on an ALTA survey or Title Report. According to the applicant, the ditch is unable to be piped without having the historic designation removed, which is a lengthy and uncertain process. Consequently, the owner has redesigned the site to relocate all buildings previously approved 12' from the southern property line further north to allow the ditch to remain in its current, open state and the southern boundary to be properly landscaped.

Due to the relocation of the buildings, landscaping and amenities within the development to accommodate the open ditch staff has determined that the new development plan is not in substantial conformance with the development plan approved under Ordinance No. 2756 and a PAD amendment is required. It is important to note that this request does not seek to amend any of the previously approved development standards.

The deviations previously approved were justified by the building orientations and landscape buffers that were provided as a result of the ability to underground the SRP ditch. In order to maintain similar benefits provided under the previously approved development plan the applicant has worked with staff to provide a significant amount of landscaping along the southern boundary which includes the relocated site amenities (pool, tot lot and dog park). In addition, the applicant has reached out to SRP and they have agreed to allow shrubs only on either side of the open ditch and low-level ground cover within the 18' parcel adjacent to the southern boundary instead of trees, thus eliminating any vacant dead space all the way to the walls of the adjacent residential development. To protect residents from the ditch the applicant is proposing to install a 6' high view fence. Lastly, as shown on the site plan, most of the previous buildings along the southern boundary will be moved further north approx. 100' from the adjacent residents greatly minimizing any potential negative visual impacts. Furthermore, staff is in support of the proposed changes shown on the revised development plan.

Project Data Table

Site Development Regulations	Required per LDC MF/M	Approved per Ordinance No. 2756 MF/M PAD
Maximum Height (ft.)/Stories	40'	40'
Minimum Building Setbacks (ft.)		
Front	30'	30'
Side (Residential)	30'	12'
Side (Non-residential)	20'	20'
Rear (Non-residential)	20'	20'

Minimum Perimeter Landscape Area (ft.)		
Front	20'	20'
Side (Residential)	20'	12'
Side (Non-residential)	15'	15'
Rear (Non-residential)	20'	20'
Private Open Space (sq.ft./unit)	60'	60'
Common Open Space (Min.)	40% of net site	40.1% of net site
Separation between Buildings (ft.) Single or two story	20'	7'
Minimum Height of Solid Separation Fence (LDC – 4.109.A.2 (a)(b))	8' high	1) North Property Line: 8' high masonry wall 2) West Property Line: 8' high masonry wall 3) South Property Line: No wall

PUBLIC NOTIFICATION AND INPUT

A virtual neighborhood meeting for the amendment was held on June 4, 2020. No surrounding residents attended the neighborhood meeting.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

REASONS FOR THE RECOMMENDATION

1. The proposed zoning amendment conforms to the General Plan as amended, any applicable Specific Area Plan, neighborhood, or other plan and any overlay zoning district.
2. All required public notice has been conducted in accordance with applicable state and local laws.
3. All required public meetings and hearings have been held in accordance with applicable state and local laws.
4. The proposed rezoning supports the Town’s strategic initiative for Community Livability. It supports the motto “Gilbert: Clean, Safe, Vibrant.”

STAFF RECOMMENDATION

For the following reasons: the development proposal conforms to the intent of the General Plan and can be appropriately coordinated with existing and planned development of the

surrounding areas, and all required public notice and meetings have been held, the Planning Commission moves to recommend approval of Z20-04 a PAD Amendment for The Carson on approx. 2.85 acres, generally located south of the southwest corner of Gilbert Rd. and Civic Center Dr. and currently zoned Multi Family/Medium (MF/M) with a PAD overlay, subject to the following conditions:

- a. Dedication to Gilbert for Gilbert Road rights-of-way that are adjacent to the Property shall be completed prior to any Town approval to construct any part of the Project or sooner as required by the Town Engineer. Failure to complete dedication prior to the effective date of this ordinance may result in reversion of the zoning to the prior zoning classification.
- b. Dedication of Gilbert Road rights-of-way that are adjacent to the Property shall extend 70 feet from the monument line. The western 5 feet of the 70-foot dedication shall be in the form of a public roadway easement.
- c. Construction of off-site improvements to Gilbert Road adjacent to the Property shall be completed prior to issuance of a certificate of occupancy or final approval of any unit or building constructed on the Property or at the time requested by Gilbert, whichever is earlier.
- d. At the written request of Gilbert, Developer shall dedicate all necessary easements for the roadway improvements, including easements for drainage and retention and temporary construction easements. Failure to dedicate said easements within thirty (30) days after the date of Gilbert's written request may result in the reversion of the zoning of the Property to the prior zoning classification.
- e. To the extent that any landscaping, open space, recreational facility, private street, utility, or other facility is held in common ownership, Developer shall create a Property Owner's Association (POA) for the ownership, maintenance, landscaping, improvements and preservation of said areas as required by the Town of Gilbert Land Development Code."
- f. To the extent that any landscaping, open space, recreational facility, private street, utility, or other facility is held in common ownership, Developer shall record easements to be owned by the POA for pedestrian, bicycle or trail system purposes if required by the Town Engineer.
- g. Prior to Town approval to construct any part of the Project, Developer shall pay for its proportional share of water and sewer mains benefitting the Property as required by the Town Engineer.
- h. The Project shall be developed in conformance with Gilbert's zoning requirements for the zoning districts and all development shall comply with the Town of Gilbert Land Development Code, except as modified by the following:

Site Development Regulations	Approved per Ordinance No. 2756 MF/M PAD
Minimum Building Setbacks (ft.)	
Side (Adjacent to Single family residential zoning district)	12'
Minimum Perimeter Landscape Area (ft.)	
Side (Adjacent to Single family residential zoning district)	12'
Separation between Buildings (ft.) Single or two story	7'
Minimum Height of Solid Separation Fence (LDC – 4.109.A.2 (a)(b))	1) North Property Line: 8' high masonry wall 2) West Property Line: 8' high masonry wall 3) South Property Line: No wall

- i. The maximum number of dwelling units shall be limited to the maximum allowed under the Gilbert General Plan.
- j. Prior to the issuance of the first certificate of occupancy for the project, the Developer shall record a restrictive covenant on the Property as well as requiring a provision in the lease agreement with future tenants, that requires resident vehicle(s) to be parked in the garages to keep the outdoor parking spaces for visitor vehicles. Enforcement of the parking restrictions described in this condition shall be the responsibility of the POA or the Developer's designated property manager. Nothing in this condition shall be interpreted to restrict emergency vehicles or to prohibit the parking of public service and public safety emergency vehicles pursuant to A.R.S. § 33-1809.
- k. Developer agrees to landscape the 18' SRP easement adjacent to the southern boundary as part of its fence modification request. Developer shall be required to provide said landscaping within the 18' SRP easement adjacent to the southern property boundary, which shall be coordinated with SRP and installed at the time of development of the Property.
- l. Trees and shrubs shall be planted along the entire south side of Unit #1 in the southwest corner of the property to screen the building from adjacent residents.

Respectfully submitted,



Keith Newman
Planner II

Attachments and Enclosures:

- 1) Notice of Public Hearing
- 2) Aerial Photo
- 3) Zoning Exhibit
- 4) Legal Description
- 5) Amended Development Plan
- 6) Applicant's Narrative

Notice of Public Hearing

**Z20-04: The Carson
Attachment 1 - NOPH**

PLANNING COMMISSION DATE:

Wednesday, August 5, 2020* TIME: 6:00 PM

TOWN COUNCIL DATE:

Tuesday, September 1, 2020 TIME: 6:30 PM

LOCATION: Due to the impacts of the COVID-19 pandemic, all public meetings will be conducted using measures to protect public health. Please refer to the meeting agenda for methods of public participation, as permitted under Arizona state law.

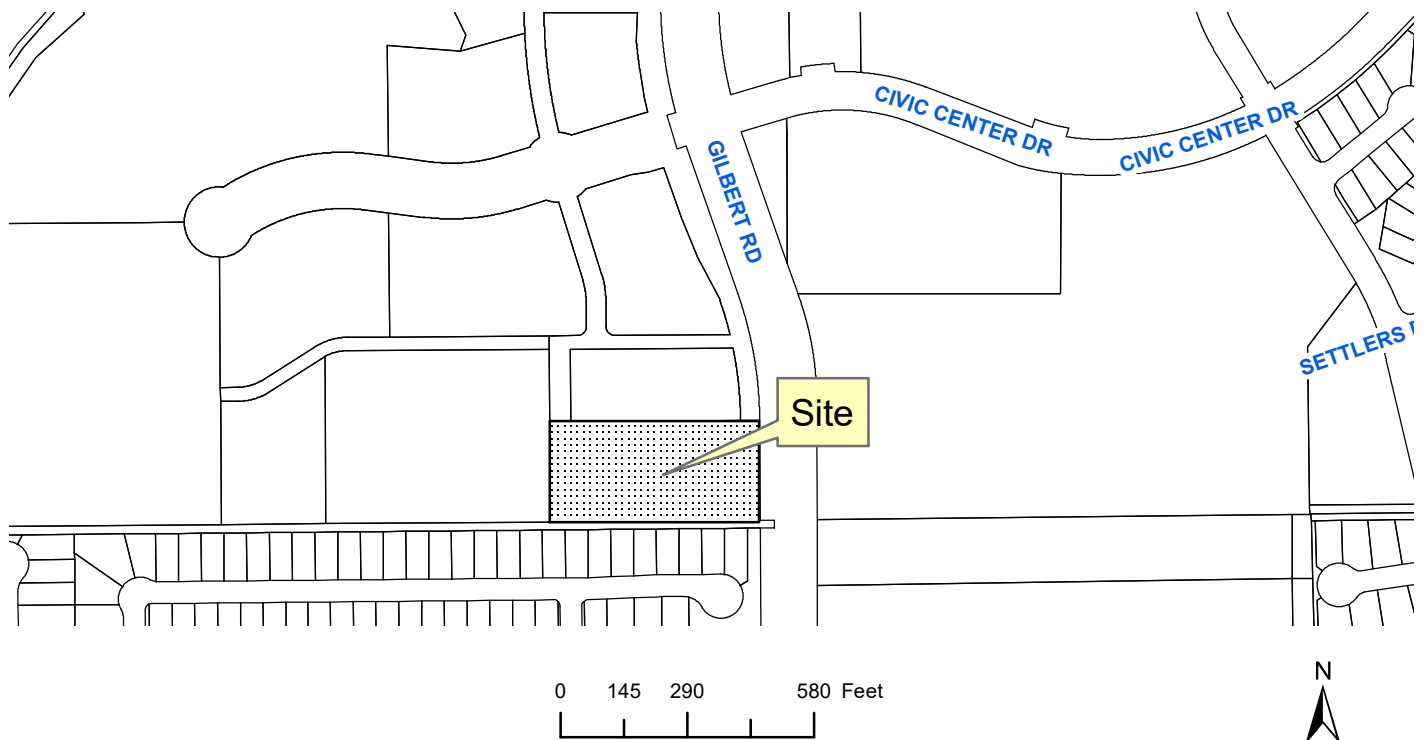
***Call Planning Division to verify date and time: (480) 503-6812**

* The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission and www.gilbertdocs.com/gilbertagendaonline.

REQUESTED ACTION:

Z20-04 THE CARSON: Request to amend Ordinance No. 2756 to amend the development plan and conditions of approval within The Carson Planned Area Development (PAD) overlay zoning district for approx. 2.85 acres of Multi-Family/Medium (MF/M) zoning district generally located south of the southwest corner of Gilbert Rd. and Civic Center Dr. The effects of amending the development plan and conditions of approval are to relocate buildings and project amenities, and modify landscaping and fencing along the southern property boundary.

SITE LOCATION:



APPLICANT: Pew & Lake PLC
CONTACT: Sean B. Lake
ADDRESS: 1744 S. Val Vista Dr., Suite 217
Mesa, AZ 85203

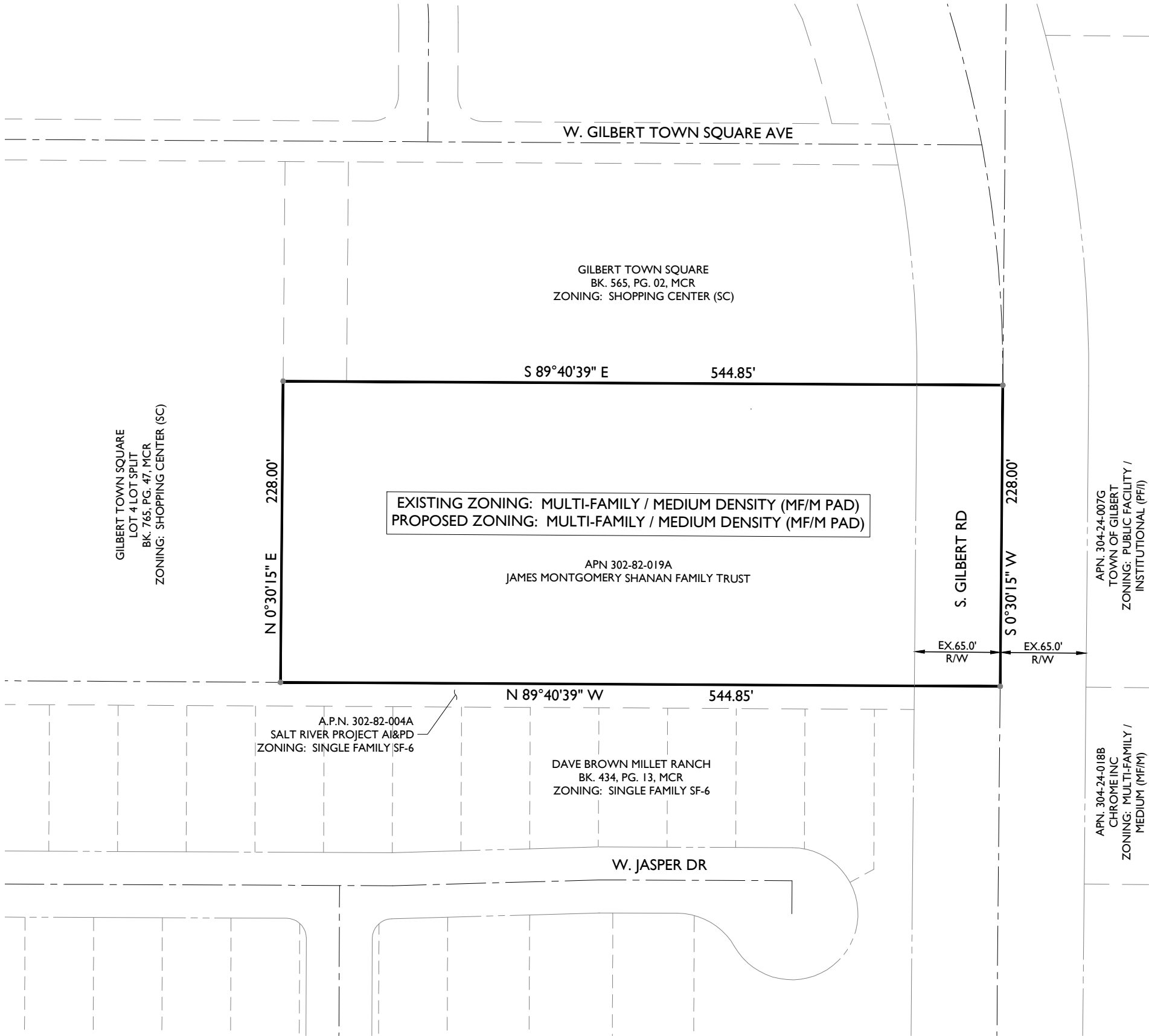
TELEPHONE: (480) 461-4670
E-MAIL: Sean.Lake@pewandlake.com

Z20-04: The Carson
Attachment 2 - Aerial Photo
Maricopa County Assessor Parcel # 302-82-019A



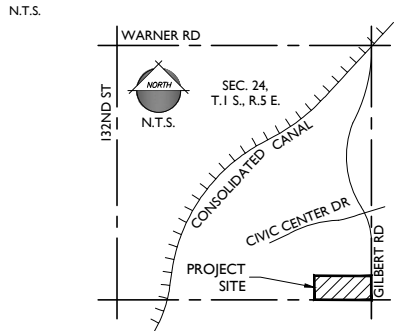
ZONING EXHIBIT FOR THE CARSON | LUXURY TOWNHOMES

A PORTION OF THE NORTHEAST QUARTER, SECTION 24, T.1 S., R.5 E.,
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



Z20-04: The Carson Attachment 3 - Zoning Exhibit

VICINITY MAP



PROJECT TEAM

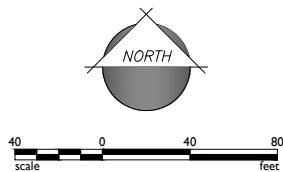
DEVELOPER PORTER KYLE BUILDERS 6628 E BASELINE ROAD # 102 MESA, AZ 85205 TEL: (480) 939-3330 CONTACT: MIKE STEPHAN mstephan@porterkyle.com	ATTORNEY: PEW & LAKE, P.L.C. 1744 S. VAL VISTA DRIVE, SUITE 217 MESA, AZ 85204 TEL: (480) 461-4670 FAX: (480) 461-4676 CONTACT: SEAN LAKE sean.lake@pewandlake.com
---	--

ARCHITECT BMA ARCHITECTURE 207 N. GILBERT ROAD, SUITE 001 GILBERT, AZ 85234 TEL: (480) 659-1524 CONTACT: BRIAN ANDERSEN brian@BMAarchitecture.com	CIVIL ENGINEERING: EPS GROUP, INC. 2045 S. VINEYARD, SUITE 101 MESA, AZ 85210 TEL: (480) 503-2250 FAX: (480) 503-2258 CONTACT: DANIEL AUXIER, P.E. dan.auxier@epsgroupinc.com
--	---

LANDSCAPE ARCHITECT
WERK
455 N. 3RD STREET, SUITE 1010
PHOENIX, AZ 85004
TEL: (602) 429-9922
CONTACT: JESSE WESTAD
jesse@werkurbandesign.com

PROJECT DATA

A.P.N.: EXISTING ZONING: PROPOSED ZONING:	302-82-019A MULTI-FAMILY / MEDIUM DENSITY (MF/M PAD) MULTI-FAMILY / MEDIUM DENSITY (MF/M PAD)
EXISTING GENERAL PLAN: PROPOSED GENERAL PLAN:	SHOPPING CENTER (SC) RESIDENTIAL > 14-25 DU/ACRE
GROSS AREA: NET AREA:	± 2.85 ACRES ± 2.51 ACRES



The Carson | Luxury Townhomes

Project

Zoning Exhibit

Revisions:

JUNE 10, 2020 - 1ST ZONING SUB
JULY 13, 2020 - 2ND ZONING SUB



Designer: DCH
Drawn by: DCH

Preliminary
Not For
Construction
Or
Recording

Job No.
19-0113

ZN01

Sheet No.
1
of 1

2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com



JULY 10, 2020

LEGAL DESCRIPTION

A PORTION OF FARM UNIT "D" OR THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING SOUTH AND EAST OF THE CONSOLIDATED CANAL, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 24, THENCE NORTH 89 DEGREES 40 MINUTES 39 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 40 MINUTES 39 SECONDS WEST, CONTINUING ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 511.85 FEET;

THENCE NORTH 0°30'15" EAST, PARALLEL TO THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 228.00 FEET;

THENCE SOUTH 89 DEGREES 40 MINUTES 39 SECONDS EAST 511.85 FEET TO A LINE PARALLEL WITH AND 33.00 FEET WEST OF THE EAST LINE OF SAID SECTION 24;

THENCE SOUTH 0°30'15" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 228.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 116,700.54 SQUARE FEET OR 2.679 ACRES, MORE OR LESS.



A ABEL &
ASSOCIATES, LLC

1301 E WASHINGTON
PHOENIX, AZ 85034
602.501.6957
ABELB@ABEL-LAND.COM

W. WARNER ROAD

NE CORNER SECTION 24 T1S, R5E;
BRASS CAP IN HANDHOLE

S89°40'39"E 511.85'

N0°30'15"E 228.00'

THE CARSON

228.00'

S89°40'39"E
33.00'

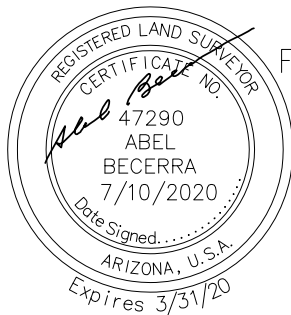
POINT OF BEGINNING

N89°40'39"W 511.85'

S0°30'15"W 2642.69' (BASIS OF BEARING)

S GILBERT ROAD

NOT TO SCALE



E 1/4 CORNER SECTION 24, T1S, R5E;
FOUND REBAR NO CAP OR TAG & POINT OF COMMENCING



**ABEL &
ASSOCIATES, LLC**

1301 E WASHINGTON
PHOENIX, AZ 85034
602.501.6957
ABELB@ABEL-LAND.COM

19-0113

Jul 13, 2020 3:59pm S:\Projects\2019\19-0113\Planning\Drawings\Entitlements\19-0113 - DP01.dwg dthughes

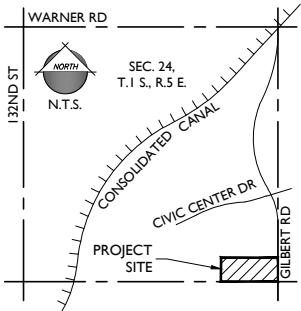
DEVELOPMENT PLAN FOR THE CARSON | LUXURY TOWNHOMES

A PORTION OF THE NORTHEAST QUARTER, SECTION 24, T.1 S., R.5 E.,
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

Z20-04: The Carson Attachment 5 - Amended Development Plan

VICINITY MAP

N.T.S.



PROJECT TEAM

DEVELOPER
PORTER KYLE BUILDERS
6628 E BASELINE ROAD # 102
MESA, AZ 85205
TEL: (480) 939-3330
CONTACT: MIKE STEPHAN
mstephan@porterkyale.com

ATTORNEY:
PEW & LAKE, P.L.C.
1744 S. VAL VISTA DRIVE, SUITE 217
MESA, AZ 85204
TEL: (480) 461-4670
FAX: (480) 461-4676
CONTACT: SEAN LAKE
sean.lake@pewandlake.com

ARCHITECT
BMA ARCHITECTURE
207 N. GILBERT ROAD, SUITE 001
GILBERT, AZ 85234
TEL: (480) 459-1524
CONTACT: BRIAN ANDERSEN
brian@BMAarchitecture.com

CIVIL ENGINEERING:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480) 503-2250
FAX: (480) 503-2258
CONTACT: DANIEL AUXIER, P.E.
dan.auxier@epsgruoinc.com

LANDSCAPE ARCHITECT
WERK
455 N. 3RD STREET, SUITE 1010
PHOENIX, AZ 85004
TEL: (602) 429-9922
CONTACT: JESSE WESTAD
jesse@werkurbandesign.com

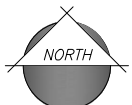
PROJECT DATA

A.P.N.:	302-82-019A
CURRENT LAND USE:	RESIDENTIAL
EXISTING GENERAL PLAN:	RESIDENTIAL > 14-25 DU/ACRE
EXISTING ZONING:	MULTI-FAMILY / MEDIUM DENSITY (M/FM PAD)
PROPOSED ZONING:	MULTI-FAMILY / MEDIUM DENSITY (M/FM PAD)
GROSS AREA:	± 2.85 ACRES (± 124,224 SQ. FT.)
NET AREA:	± 2.51 ACRES (± 109,405 SQ. FT.)
DENSITY:	14.0 DU/ACRE
NO. OF UNITS	
1 BEDROOM	8 UNITS (22%)
2 BEDROOM	8 UNITS (28%)
3 BEDROOM	24 UNITS (50%)
TOTAL	40 UNITS (100%)
OPEN SPACE:	± 1.00 ACRES (± 43,809 SQ. FT.)
OPEN SPACE (%):	40.0% OF NET AREA

APPROVED Z19-20 DEVELOPMENT STANDARDS

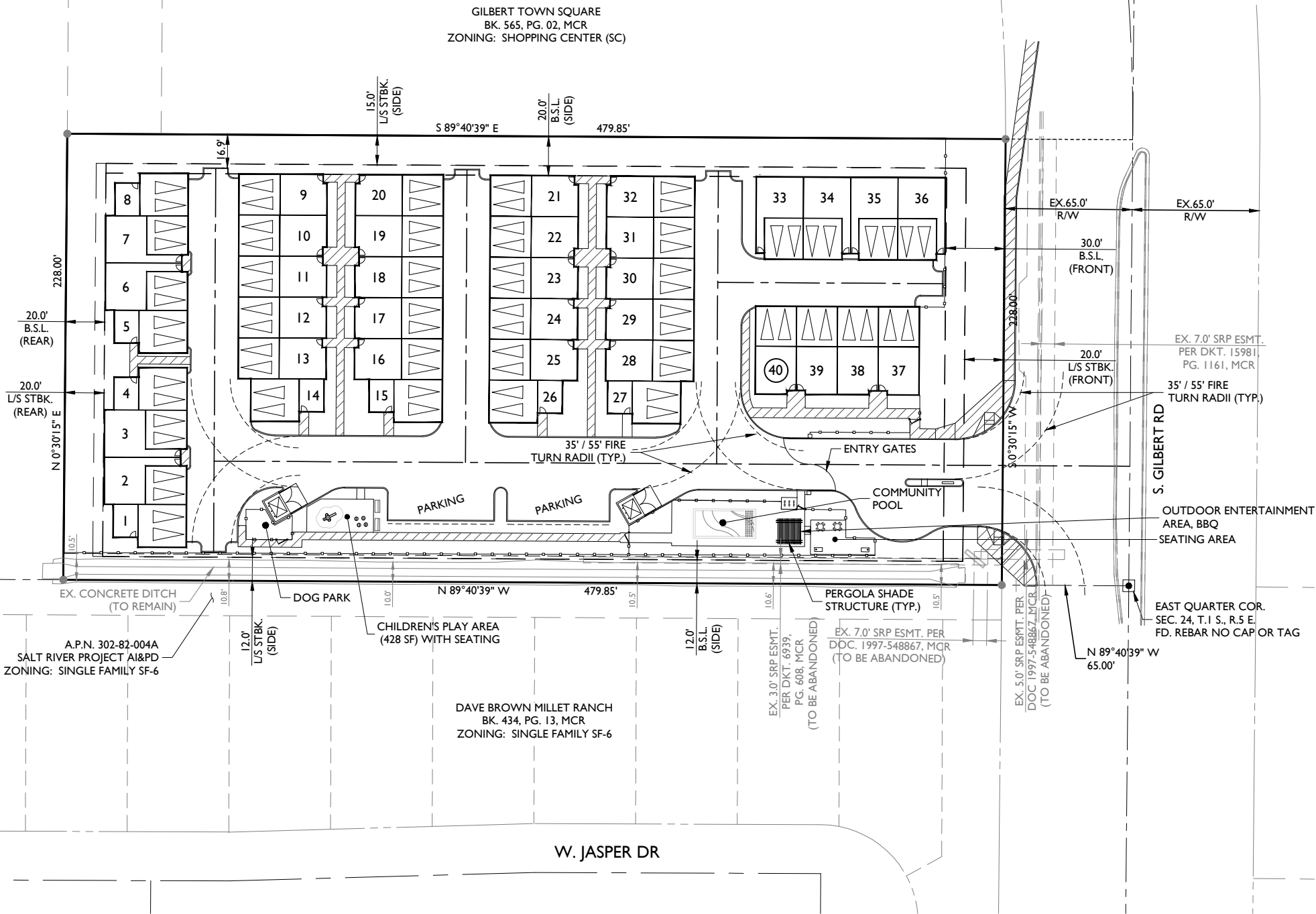
MODIFIED STANDARDS PER Z19-20	M/FM PAD (Z19-20)
MIN. PERIMETER BUILDING SETBACKS SOUTH SIDE (RESIDENTIAL)	12'
MIN. PERIMETER LANDSCAPE SETBACKS SOUTH SIDE (RESIDENTIAL)	12'
MIN. BUILDING SEPARATION	7'
SEPARATION FENCE	NO (SOUTH PROPERTY LINE)

PEDESTRIAN CIRCULATION



30 0 30 60
scale feet

GILBERT TOWN SQUARE
LOT 4 LOT SPLIT
BK. 765, PG. 47, MCR
ZONING: SHOPPING CENTER (SC)



The Carson | Luxury Townhomes

Development Plan

Project

Revisions:

1	19-0113	19-0113
2	19-0113	19-0113
3	19-0113	19-0113
4	19-0113	19-0113
5	19-0113	19-0113
6	19-0113	19-0113
7	19-0113	19-0113
8	19-0113	19-0113
9	19-0113	19-0113
10	19-0113	19-0113
11	19-0113	19-0113
12	19-0113	19-0113
13	19-0113	19-0113
14	19-0113	19-0113
15	19-0113	19-0113
16	19-0113	19-0113
17	19-0113	19-0113
18	19-0113	19-0113
19	19-0113	19-0113
20	19-0113	19-0113
21	19-0113	19-0113
22	19-0113	19-0113
23	19-0113	19-0113
24	19-0113	19-0113
25	19-0113	19-0113
26	19-0113	19-0113
27	19-0113	19-0113
28	19-0113	19-0113
29	19-0113	19-0113
30	19-0113	19-0113
31	19-0113	19-0113
32	19-0113	19-0113
33	19-0113	19-0113
34	19-0113	19-0113
35	19-0113	19-0113
36	19-0113	19-0113
37	19-0113	19-0113
38	19-0113	19-0113
39	19-0113	19-0113
40	19-0113	19-0113

Call at least two full working days
before you start.
Due 5-1 or 1-480 STAND-IT (P. 684)
in Maricopa County (800-225-1100)

Designer: DCH
Drawn by: DCH

Preliminary
Not For
Construction
Or
Recording

Job No.
19-0113

DP01

Sheet No.
1
of 1

The Carson
13200 South Gilbert Road
Gilbert, Arizona
PAD Amendment/Rezoning Narrative



Prepared for:

Porter-Kyle Builders

Submitted by:

Sean B. Lake
Pew & Lake, PLC
1744 S. Val Vista Drive, Suite 217
Mesa, AZ 85204

Submitted to:

The Town of Gilbert

June 11, 2020

Contents

Development Team3

About Porter Kyle Builders4

Project Overview4

Relationship to Surrounding Properties4

Existing General Plan Designation and Zoning Classification5

Our Request.....5

Background/Reason for Request.....5

Conceptual Development Plan6

Neighborhood Outreach.....6

Conclusion6

Development Team

Applicant

Mr. Sean B. Lake
Pew & Lake, PLC
1744 South Val Vista Drive, Suite 217
Mesa, AZ 85204
Sean.lake@pewandlake.com

Owner/Developer

Mr. Michael Stephan
Porter Kyle Builders
8149 East Evans Road, #8
Scottsdale, AZ 85260
mstephan@porterkyle.com

Architect

Mr. Brian Andersen
BMA architecture, llc
207 North Gilbert Road, Suite 001
Gilbert, AZ 85234
brian@bmaarchitecture.com

Engineer

Mr. Daniel "Ox" Auxier
EPS Group
1130 North Alma School Road, Suite 120
Mesa, AZ 85201
dan.auxier@epsgroupinc.com

Landscape Architecture

Mr. Jesse Westad
WERK Urban Design
455 N. 3rd Street, Suite 1010
Phoenix, AZ 85004
jesse@werkurbandesign.com

About Porter Kyle Builders

Based in Scottsdale, Arizona, Porter Kyle builders is a vertically integrated, multifamily developer that specializes in the design and build of contemporary and sustainable townhome communities. The Porter Kyle team has been involved in the development and construction of over 5,000 multi-family units with construction values in excess of \$500 million.

Project Overview

On behalf of Porter Kyle Builders, Pew & Lake, PLC is pleased to submit this project narrative and related materials for The Carson, a proposed multifamily development on 2.85 gross acres located at the 13200 South Gilbert Road in the Town of Gilbert. The proposed development site located south of the intersection of Gilbert Town Square Avenue and Gilbert Road. It is known as Maricopa County Parcel Number 302-82-019A and the approximate boundaries of the proposed development site are shown below.



Relationship to Surrounding Properties

As shown on the next page, the site is currently in use as a single residential property. It is surrounded by non-residential uses on three sides, and SF-6 residential uses to the south.

	General Plan Designation	Zoning Classification	Existing Use
North	SC	SC	Gilbert Town Square
South	Residential >5-8 du/ac	SF-6	SRP Easement/Residential
East	PF/I	PF/I	Gilbert Civic Center
Southeast	Residential >14-25 du/ac	MF/M	Multifamily (approved)
West	SC	SC	Gilbert Town Square
Project Site	Residential >14-25	MF/M (PAD)	Residential

Existing General Plan Designation and Zoning Classification

On April 7, 2020 the Gilbert Town Council approved the annexation of this property into the Town's boundaries, along with a minor General Plan amendment to change the land use designation to Residential >14-25 du/ac, and place multi-family/medium density zoning with a Planned Area Development (PAD) overlay on the property.

Our Request

Our request to the Town of Gilbert is:

- 1) An amendment to Ordinance No. 2756 to change the reference in Section I, Paragraph 3(b) to refer to Exhibit 3: Development Plan Exhibit of The Carson, Planned Area Development, dated June 10, 2020.

If approved, this request will allow for the development of a 40-unit townhome development that is consistent with the zoning district and General Plan land use designation.

Background/Reason for Request

As previously noted, the annexation, general plan and PAD zoning for this property were approved only two months ago. The Site Plan shown during those processes included 40 units at a density of 14.03 DU/AC. As part of the development, the property owner proposed to underground the irrigation ditch that runs along the south property line, as well as lush landscaping on the 18' wide parcel of property owned by Salt River Project (SRP) that runs along the entire southern boundary of the development site. The Site Plan was reviewed by SRP and

in December of 2019, permission was granted for the piping of the ditch and landscaping in the SRP-owned parcel to provide for a landscape buffer and pathway for residents of The Carson.

After the approval of the annexation, General Plan and zoning case, and acquisition of the property, the new property owner (developer) was informed by a different department at SRP that piping and landscaping of the ditch was not possible, due to a historic designation that was placed on the ditch in 2001. This designation was unknown to the property owner at the time of purchase and did not appear on an ALTA survey or Title Report. The ditch is unable to be piped without having the historic designation removed, which is a lengthy and uncertain process. Consequently, the owner has been forced to redesign the site to allow the ditch to remain in its current, open state. The redesign of the site plan requires that the previously approved ordinance must be amended with a new Development Plan referenced therein.

It is important to note that this request does not seek to amend any of the previously approved development standards.

Conceptual Development Plan

As shown on the Site Plan included in this application package, The Carson has a gated entry off Gilbert Road. The main amenity area is at the front of the development, with the dwelling units placed on one side of the drive aisle. The main amenity area contains a pool and barbeque area, and there are secondary shade structures and a child's play area. Townhomes in The Carson range in size from 747 to 1,380 square feet and each home has a direct-access garage. Each unit also has private open space in the form of an upper-level balcony. It is the intent of the property owner to work with SRP, in cooperation with the Town of Gilbert, to landscape and hardscape the easement area along the southern boundary to the greatest extent possible to provide a pleasant view through the 6-foot tall view fencing that will be placed on the southern boundary of the property.

Neighborhood Outreach

As required by the Town of Gilbert Land Development Code, a neighborhood meeting was held on June 4, 2020. The required 300' notification distance yielded a notification list of 35 property owners. The Land Use Counsel and a member of the Town's Planning Staff attended the meeting. No neighbors attended.

Conclusion

This proposed amendment to the previously approved PAD will allow for the development of a distinctive multifamily residential community at this unique, infill location.